



November 1st 2002

Mr. James O. McReynolds
County Administrator
County of York
P.O. Box 532
Yorktown, VA 23690

Dear Mr. McReynolds:

As we discussed, I am writing to address a number of issues contained in the staff report to the Planning Commission regarding Kenneth Dale Moore's application for a self-storage project on land located behind Mr. and Mrs. McCray's property on Route 134.

First, and perhaps foremost, is the contention that this proposed project is somehow inconsistent with the York County Comprehensive Plan because it does not represent "nodal" commercial development. In fact, the issue of "nodal" development refers to a concentration of commercial uses within a closely defined area, as opposed to stringing commercial uses along the entire commercial frontage. **In fact, the subject property is located entirely within the area designated for commercial development** surrounding the Route 134-Big Bethel Road intersection. The staff report states that nodal development has the following advantages:

- "Limiting the number of curb cuts" – **The revised plan for this project does, in fact, limit the curb cuts to one for all of the property owned by Mr. Southall at this location.**
- "Encouraging an efficient concentration of uses" – The proposed project will combine three uses: self-storage, office and the existing car wash in one concentrated area, **all utilizing complementary colors, building materials and architecture.**

Reference is made to "small and scattered individual parcels...hindering internal circulation, causing deterioration of roadway capacity and (creating) a "strip" commercial atmosphere. **Even a cursory glance at the proposed plan will demonstrate that the proposed uses are not on "small and scattered" parcels.** In addition, the biggest contributors to a "strip" atmosphere are uncontrolled access and vast expanses of parking in front of the commercial structures. This proposal encompasses neither of these negative factors, **but rather has one controlled access point for the entire acreage and provides for parking to the side and rear of the structures with landscaping framing the entire front of the project.**

3630-H George Washington Memorial Hwy.
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The staff report states that “the ‘preferred’ development within this node includes concentrations of commercial activity such as “typically” found in shopping centers and small office centers...” The inference is that because concentrated uses are “typically” found in such developments, the Comp Plan somehow implies that shopping centers and office centers are what is preferred. However, a reading of this passage clearly shows that the ideal is “concentrations of commercial activity”, which is exactly what this project provides. **Shopping centers and office centers are a means to this preferred end, but nowhere is it stated in the Comp Plan that they are the only means to such an end, an end that is effectively met by this project, as well.**

The staff report states that, “When this project was first considered two years ago, the applicant stated that this property was considered for development by a large grocery store chain several years prior but was ultimately rejected because of a lack of acreage.” **This is incorrect. The site was largely rejected because of a lack of depth.** This was clearly pointed out in a letter dated February 3, 2000, from Norcom Development, a copy of which is attached and which was included with the previous submission.

The staff report states that “neither of these two (adjacent, fronting) parcels contains any significant trees or screening.” **This is also incorrect. In fact the majority of the property fronting the proposed self-storage facility is completely treed. In spite of the fact that this project will be completely obscured by existing trees, Mr. Moore has nonetheless agreed to provide plantings around the entire perimeter of the project as an additional proffer.**

The staff report also references the possibility of combining the two parcels in front of this site to create one development parcel. This suggestion is not realistic for the following reasons:

- The frontage property was for sale at one point and was priced very high because of the existing structure on the property. The only way that the present owners can realize the value in the sale of this property is to sell it to someone who can utilize the existing brick home, probably for an office. Being located in the middle of the block, the value in this property is more in the existing building than in the land.
- Secondly, Route 134 is a greenbelt road. Trees must be retained to a depth of thirty five (35) feet along Route 134. When you subtract the required 35-foot tree buffer and 10-foot rear setback, this small triangle is rendered undevelopable. As a result, the majority of the property proposed for self-storage will remain screened by existing tree cover.

In addition, a stated goal of the Comp Plan is “reduce peak hour traffic congestion on major County arteries.” Attached is a copy of a memorandum from a highly respected traffic consultant that provides estimated daily and peak hour trip generation figures for general offices, medical offices and self-storage. These figures speak for themselves.

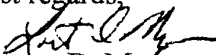
Finally, a great deal of discussion at the Planning Commission revolved around the idea of fiscal impact and "highest and best use" of the property. Also attached is a comparison of the real estate tax assessments from a number of office developments in the County. As can be noted, while self-storage generates somewhat less real estate taxes than offices, the difference is very small for this particular parcel of land.

It should also be pointed out that there has been a lot of interest in commercial property in the County for the construction of new churches. This use, which is allowed by right, would generate no taxes on this property.

On balance, the positive attributes of this project, including the ability to have a significant element of design control, far more than compensate for the slight loss of tax revenues from a parcel whose commercial utility is extremely limited by both its lack of depth and lack of visibility.

I appreciate the opportunity to address these issues.

Best regards,


Lamont D. Myers

NORCOM

Commercial Real Estate

MAILING ADDRESS
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Charlotte, NC 28232

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1512 East Fourth Street
Charlotte, NC 28204

TELEPHONE 704/332-4146
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VIA FACSIMILE 757/ 867-9597
And US MAIL

February 3, 2000

Mr. Lamont D. Myers
Mid Atlantic Commercial
3630-H George Washington Memorial Hwy.
Yorktown, Virginia 23693

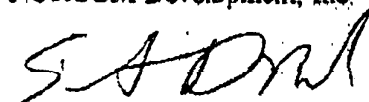
Re: Grocery store site

Dear Lamont:

As you will recall from our conversation last fall, NORCOM will not consider sites with a depth less than 575 feet for shopping center developments. We plan to have a national grocery store "anchor" each center and their minimum depth requirements are typically around 575 feet. This 575 feet of depth does not include setbacks. Please make sure we can place landscaping, parking and/or driveways in the 575 feet. Enclosed for your review is a typical grocery store site plan.

Do not hesitate to give me a call if you have any questions regarding this matter.

Sincerely,
NORCOM Development, Inc.


Stephen D. Rich
Director of Development

Enclosure



Facsimile

Date: November 11, 2002 Page 1 of: 1

To: Lamont Myers From: Bill Cashman

Firm: Mid-Atlantic Commercial cc: _____

Facsimile: 867-9597 _____

Subject: Comparison of Trip Generation

Message:

For your information, the following are the forecasts for a General Office (25,000 square feet floor area), Medical/Dental Office (25,000 square feet floor area), and Mini-Warehouse (2.6 acre) uses. These forecasts were developed using rates published in *Trip Generation (Sixth Edition)*, published by the Institute of Transportation Engineers.

General Office Building	275 Daily (2-Way) Trips 36 A.M. Peak Hour 37 P.M. Peak Hour
Medical/Dental Office Bldg.	903 Daily (2-Way) Trips 61 A.M. Peak Hour 92 P.M. Peak Hour
Mini-Warehouse	101 Daily (2-Way) Trips 7 A.M. Peak Hour 10 P.M. Peak Hour

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FACILITY	ACRES	ASSESSMENT PER ACRE	
LFCU Offices Bldg - Rt 17	3.8	2903000	763947
Medical Offices - Rt 134	1	333900	333900
Medical Offices - Rt 17	1.05	957400	911809
General Offices - Rt 17	0.45	182000	404444
General Offices - Rt 17	0.52	327000	628846
General Offices - Rt 17	0.49	581800	1187347
Medical Offices - Rt 17	0.48	694100	1446041
Totals - Above Offices	7.79	5979200	767548
Stor-Moore I - Rt 17	3.14	1523500	485191
Public Storage - Rt 17	2.11	1219500	577962
Totals - Self Storage	5.25	2743000	522476
Difference in per acre assess			245072
Taxes per acre at .0086			2108
Acreage proposed for storage	2.6		
Lost real estate taxes	\$5,481		

TELEPHONE
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THE Kotarides
COMPANIES
Builders - Developers
State Registered #10511

P.O. BOX 12136
NORFOLK, VA 23541

January 25, 2000

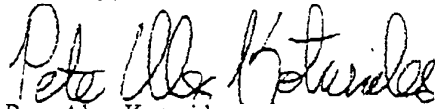
Lamont D. Myers
Mid-Atlantic Commercial
3630-H George Washington Memorial Highway
Yorktown, VA 23693

Dear Mr. Myers:

Thank you for meeting with me yesterday and showing me your plans for the property adjoining our apartment community. I think your proposed project will be a good neighbor for us and is preferable to any alternative use. I also think that the color and material selections that you have proposed will compliment our community.

Please keep me updated on the status of you project and let me know if there is anything I can do to assist you.

Sincerely,



Pete Alex Kotarides
852 L.L.C.

ADDITIONAL NARRATIVE
SPECIAL USE PERMIT APPLICATION FOR SELF-STORAGE
FACILITY
2360 Hampton Highway

This application is for the construction of a self-storage facility on approximately 2.56 acres of land located adjacent to the Wash Moore car wash facility and screened from Hampton Highway by property owned by another party.

This project is proposed to be co-located with a medical office facility, both of which will be architecturally compatible with both the Wash Moore facility and the Belmont Apartment project located behind this property.

The self-storage facility will be built such that all the garage-type doors will be inward facing. The exterior-facing walls of the project will be constructed of split-face block utilizing the same color scheme as the adjacent car wash, which was designed to be color-compatible with Belmont Apartments.

The project will feature two (2) climate-controlled buildings in which the units will be accessed through a central hallway.

The parking for both the self-storage facility and the adjacent medical office building will be located to the side and rear of the buildings. As Hampton Highway is a designated greenway, the existing tree line will be preserved and enhanced with landscaping along the Highway. There are no parking lots proposed along the Hampton Highway frontage.

The sign for the self-storage will be of monument-type construction and will be architecturally compatible with the rest of the project.

The self-storage facility and the medical office building will share a common entrance, thus reducing the number of curb cuts on Hampton Highway. A right turn lane will be installed if the Virginia Department of Transportation determines such a need.

The self-storage project will be fenced and under 24-hour camera surveillance. There will be no dumpsters within the self-storage facility, eliminating any possibility for odors or vermin.



November 25, 2002

Mr. James O. McReynolds
County Administrator
County of York
P.O. Box 532
Yorktown, VA 23690

Re: Special Use Permit: UP-610-02

Dear Mr. McReynolds:

This is in follow-up to my November 19, 2002, letter to you regarding Kenneth Dale Moore's proposed self-storage facility on Route 134. Enclosed are copies of the revised plan for this project. The applicant has agreed to present the following proffers:

- The entrance to the project has been moved to become a single, joint entrance for both this project and the remaining property owned by Mr. A. B. Southall, Jr. This will satisfy the County's desire to minimize access points onto Route 134.
- The office for the self storage project has been added to the proposed free-standing office building.
- All parking has been hidden behind the buildings. The view from the street will be of an architectural block office building with extensive tree and landscape screening along the street.
- The proposed subdivision of the office site has been eliminated. The entire project will now be a single site. This will minimize the required frontage on Route 134.
- A landscaped buffer will be provided along the entire perimeter of the project, even along Route 134, which is already designated as a greenbelt road. The front 35 feet of trees along the highway will be retained as per this requirement.
- The outer-facing of all buildings will be constructed of architectural block, utilizing the same colors as the adjacent car wash and apartments.
- All buildings will be one story.
- All fencing will be of a wrought iron-type appearance.
- The sign will be a masonry, ground-mounted sign.
- There will be no dumpsters on the self-storage portion of the project.
- There will be 24-hour camera surveillance of the property and an on-site resident manager.
- The hours of operation will be limited to 6:00 am until 9:00 pm.

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An artist's rendering of this project will follow under separate cover.

We appreciate the input of your staff, and we feel that this is a better proposal as a result of that input.

If you or your staff have any questions, please feel free to call me at 880-8424.

Best regards,

A handwritten signature in black ink, appearing to read 'L.D. Myers', written in a cursive style.

Lamont D. Myers

Enclosure

cc: Kenneth Dale Moore
A.B. Southall, Jr.



November 26, 2002

Mr. James O. McReynolds
County Administrator
County of York
P.O. Box 532
Yorktown, VA 23690

Re: Special Use Permit Application: UP-610-02

Dear Mr. McReynolds:

I am writing on behalf of Kenneth Dale Moore concerning the referenced Special Use Permit application. We have made changes to this application that we believe warrant reconsideration by the York County Planning Commission. Accordingly, please ask the Board of Supervisors to remand this application to the Planning Commission for the Commission's January, 2003, meeting.

Thank you for your assistance.

Best regards,

A handwritten signature in dark ink, appearing to read "Lamont D. Myers", is written over the typed name.

Lamont D. Myers

cc: Kenneth Dale Moore
A. B. Southall, Jr.